

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

JARED E. MUNSTER, PH.D.
DIRECTOR

MEMO

Date: 12/30/2016

To: Jared Munster, Jen Cecil, Candace Thorn, Divisional Chiefs and Assistants

From: Zachary Smith

Subject: Building Code Requirements for Short Term Rentals and Bed and Breakfasts

This memo serves as clarification on the proper building code use and occupancy classification for the following uses: Accessory Short Term Rentals, Temporary Short Term Rentals, Commercial Short Term Rentals, Accessory Bed and Breakfasts, and Principal Bed and Breakfasts. For the purpose of defining these uses for code compliance with the current International Building Code and current International Residential Code, as adopted by the City of New Orleans.

On December 1, 2016, the City Council adopted a series of ordinances which amended both the City's Comprehensive Zoning Ordinance and the City Code to define and permit "Short Term Rentals" in zoning districts throughout the city and to create a licensing process for these uses. These ordinances will take effect on April 1, 2017. The latest code adoption relating to Short Term Rentals is in addition to uses previously defined as Bed and Breakfasts.

Accessory Bed and Breakfasts containing a maximum of three (3) guest rooms, Accessory Short Term Rentals, and Temporary Short Term Rentals that are contained wholly within a detached single or two-family dwelling may be classified as a One-Family Dwelling or Two-Family Dwelling under the International Residential Code, as adopted by the City of New Orleans.

Commercial Short Term Rentals and Principal Bed and Breakfasts, regardless of zoning classification or number of guestrooms, shall be classified as a Residential Group R-3 occupancy under the International Building Code, as adopted by the City of New Orleans.

Additional information concerning Short Term Rentals may be found online at the following website: <http://www.nola.gov/str/>

Specific code requirements should be evaluated by a licensed professional. Any questions about these requirements should be directed to the Chief Building Official. Questions can be sent to zsmith@nola.gov or you can call 658-7114.

CC: J. Munster; File

